

UNOFFICIAL COPY

This instrument is prepared by:
CITIFINANCIAL SERVICES,
INC.

P.O. BOX 2264
PALATINE, IL 60067



Doc#: 0730516060 Fee: \$32.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/01/2007 02:16 PM Pg: 1 of 5

After recording:
CITIFINANCIAL SERVICES,
INC.
P.O. BOX 2264
PALATINE, IL 60067

MORTGAGE

THIS MORTGAGE is made this 30th day of October, 2007, between the undersigned ANNETTE MARIN AND DAVID Naylor (herein "Borrower"), and the Mortgagee CITIFINANCIAL SERVICES, INC., a corporate entity existing under the laws of Delaware, whose address is P.O. BOX 2264 PALATINE, IL 60078 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 20,985.93, which indebtedness is evidenced by promissory note dated 10/30/2007 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on 12/05/2022;

TO SECURE the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums due and payable hereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and conditions of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender the following described real estate located in the County of COOK, State of Illinois:

THE FOLLOWING DESCRIBED REAL ESTATE TO WIT: LOT 4 IN BLOCK 9 IN WILSON E MCINTOSH AND COMPANY'S PALATINE HILL, A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, PIN#02-21-215-010-000 BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY WARRANTY DEED FROM ANNETTE MARIN AND HILDA MARIN TO NAVID NAYLOR AND ANNETTE MARIN JOINT TENANTS DATED 4/19/2002 RECORDED ON 04/22/2002 IN DOCUMENT NO. 073043029, IN COOK COUNTY RECORDS, STATE OF IL.

RECEIVED IN FULL CONDITION

which has as its address 232 S QUENTIN RD, PALATINE, Illinois 60067 (herein "Property").

TOGETHER with the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents attached to the property, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with the property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

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ANNETTE MOLLIN DAVID NAYLOR

10/30/2007

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof (late interest payable on the Note, and then to the principal of the Note.

4. Prior Mortgages and Deeds of Trust; Charges; Liens. Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to pay the payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions against the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

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ANNETTE MARIE DAVID NAYLOR

10/30/2007

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply for insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and any other documents.

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as may be necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts payable by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. Inspections. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage deed of trust or other security agreement with a lien which has priority over the Mortgage.

10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

11. Guarantors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodation with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or disaffirming this Mortgage as to that Borrower's interest in the Property.

12. Notice. Notice for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or to such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

13. Choice of Law and Severability. The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs", "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

14. Furnishing of Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution and delivery hereof.

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15. **Home Rehabilitation Agreement.** Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement or similar loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower has against the parties who supply labor, materials or services in connection with improvements made to the Property.

16. **Acceleration in Event of Sale of Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (whether the beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage. However, this right may not be exercised by Lender if exercise is prohibited by federal law as of the date of this Mortgage.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without notice or demand on Borrower.

17. **Acceleration in Event of Breach of COVENANTS.** Borrower and Lender further covenant and agree as follows:

17. **Acceleration in Event of Breach of COVENANTS.** Except as provided in paragraph 16 hereof, upon Borrower's breach of any covenant or agreement contained in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender may, at its option, accelerate the sums secured by this Mortgage. Lender shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding, and sale of the Property. The notice shall also advise Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding any defense of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees, and costs of documentary evidence, abstracts and title reports.

18. **Reinstatement.** Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's default, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage if no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof; and (d) Borrower takes such action as Lender may reasonably require to protect Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall have the same force and effect as if no acceleration had occurred.

19. **Rents; Appointment of Receiver.** As additional security hereunder, Borrower hereby assigns to Lender the rents and profits of the Property. Provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed to take possession of and manage the Property and to collect the rents of the Property including those due prior to acceleration. The rents collected by the receiver shall be applied first to payment of the costs of management of the Property and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

20. **Release of Property.** Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower and shall pay all costs of recordation, if any.

21. **Waiver of Homestead Exemption.** Borrower hereby waives all right of homestead exemption in the Property.

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ANNETTE

D. NAYLOR

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10/30/2007

stances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substance on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental agency or private party involving the Property and any Hazardous Substance or Environmental Law. If Borrower has actual knowledge, or is notified by any governmental or regulatory agency that removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall take necessary remedial actions in accordance with Environmental Law.

Paragraph 22, "Hazardous Substances" are those substances defined as toxic or hazardous substances by the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this Mortgage, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to environmental protection.

**REQUEST FOR NOTICE OF DEFAULT
AND FORECLOSURE UNDER SUPERIOR
MORTGAGES OR DEEDS OF TRUST**

I, the undersigned, request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, with a copy to the undersigned, of any default under the superior encumbrance and of any sale or other action.

PEOF, Borrower has executed this Mortgage.

[Signature]

-Borrower

[Signature]

-Borrower

STATE

COOK

County ss:

I, Melissa Perez, a Notary Public in and for said county and state, do hereby certify that Annette Marin & David Naylor be the same person(s) whose name(s) are subscribed to the forgoing instrument, appear in person, and acknowledged that they signed and delivered the said instrument as and for the uses and purposes therein set forth.

and official seal, this 30th day of October, 2007

My Comm.

2-18-2011

[Signature]

Notary Public

Original (Recorded)

Original (Recorded)

Copy (Branch)

Copy (Customer)

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(Space Below This Line Reserved For Lender and Recorder)

